

# **FORT MONMOUTH REUSE AND REDEVELOPMENT PLAN**

## **TECHNICAL MEMORANDUM: SITE CHARACTERISTICS**

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*Prepared for:* Fort Monmouth Economic Revitalization Planning Authority

*Prepared by:* EDAW, Inc.

September 14, 2007

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This Technical Memorandum presents an overview of the existing conditions of Fort Monmouth and its surroundings, providing a baseline understanding of the site's potential for reuse.

### **Establishment and History of Fort Monmouth**

Fort Monmouth has been a significant presence in Monmouth County, New Jersey since its establishment in 1917. Prior to this time, the site was home to Monmouth Park Race Track since 1870. After being abandoned due to New Jersey's ban on horse betting, the Army began leasing the land from a private owner in 1917 and purchased the land in 1919. The original name of Fort Monmouth was Camp Little Silver in 1917, then renamed Camp Alfred Vail. The fort was originally established as a temporary facility for training the 1<sup>st</sup> and 2<sup>nd</sup> Reserve Signal Battalions, in anticipation of the United States' involvement in World War I. The Chief Signal Officer authorized the purchase of Camp Alfred Vail in 1919 when the Signal Corps School relocated to Camp Vail from Fort Leavenworth that year. In 1925, the installation was granted permanent status and renamed Fort Monmouth, in honor of the soldiers of the American Revolution who died in the battle of Monmouth Court House.

The first permanent structure at Fort Monmouth, the barracks building on Barker Circle, was built in 1928. The construction of additional facilities to house the various communications technologies and laboratories occurred shortly thereafter. Many communication technological breakthroughs have occurred at Fort Monmouth throughout its history of existence.

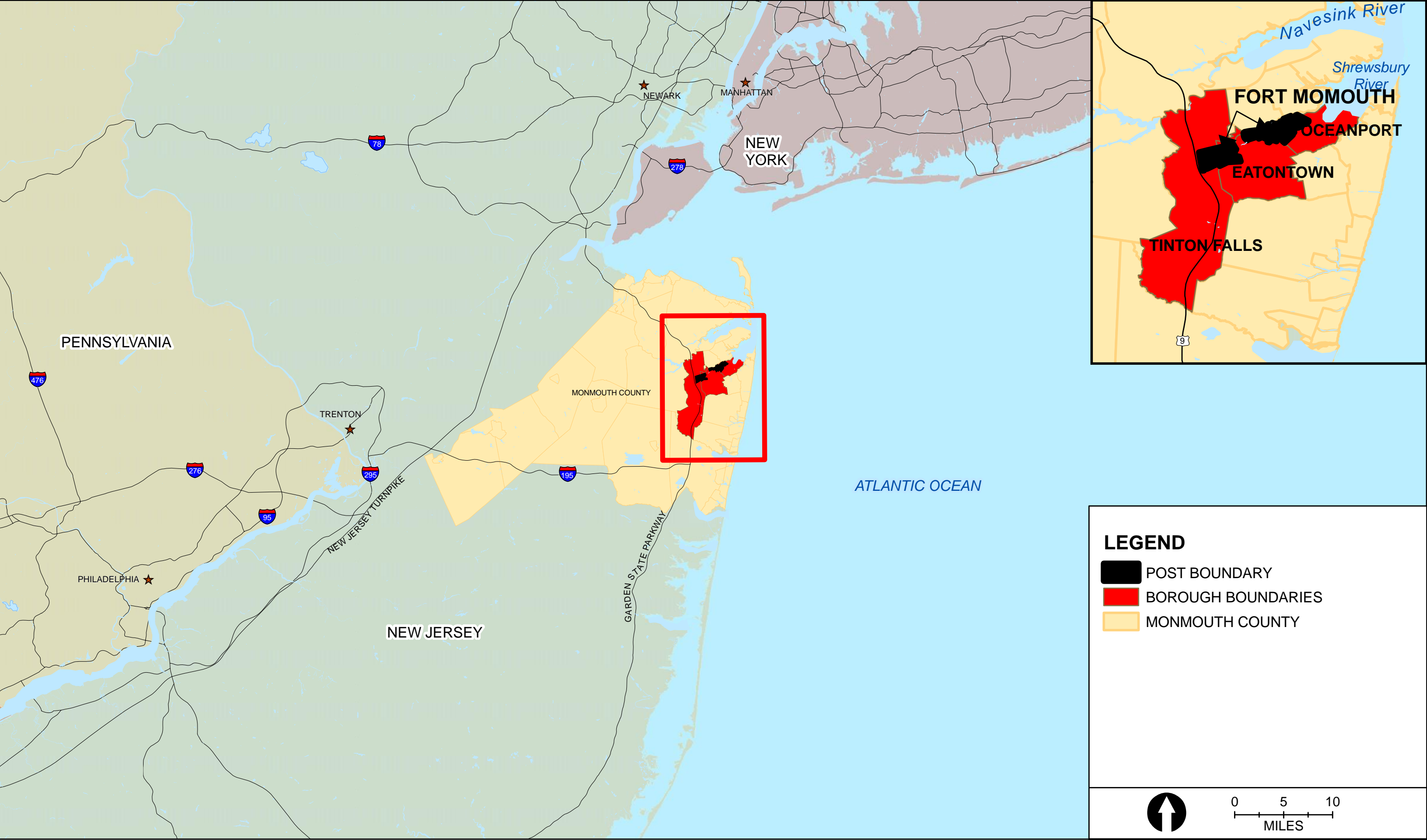
The Army disbanded the technical services and established the Electronics Command (ECOM) at Fort Monmouth in 1962. This Communications and Electronics Command (CECOM) predecessor was charged with managing Signal research, development, and logistics support. Additional functions followed including the 754<sup>th</sup> Ordnance Company who trains police, fire, and public officials in explosive ordnance disposal and bomb threat search techniques; the United States Military Academy Preparatory School (USMAPS); the US Army Chaplain Center and School; and the 513<sup>th</sup> Military Intelligence Group. Several of these functions have since relocated.

Fort Monmouth is now the home of the Communications-Electronics Lifecycle Management Command (CE LCMC). The major organizations that are now located at Fort Monmouth include the CECOM, the Program Executive Office for Command, Control and Communications Tactical (PEO C3T), and the Program Executive Office for Intelligence, Electronic Warfare and Sensors (PEO IEWS). These organizations, together with the Program Executive Office for Enterprise Information Systems (PEO EIS) and the Communications, Engineering, Research and Development Center (CERDEC) are known as Team Command, Control, Communications, Computers, Intelligence, Surveillance, and Reconnaissance (Team C4ISR).

**Site Location**

Fort Monmouth is located near the eastern shore of New Jersey, within the Coastal Region of Monmouth County. Monmouth County is located between two major metropolitan areas, approximately 55 miles south of Manhattan, New York and 80 miles northeast of Philadelphia, Pennsylvania (see Figure 1: Fort Monmouth Location and Geographic Context Map), and 40 miles east of Trenton, New Jersey. Fort Monmouth occupies approximately 1,126 acres of land and is contained within three municipalities, the Boroughs of Tinton Falls, Eatontown, and Oceanport, and is located adjacent to the Boroughs of Shrewsbury and Little Silver.

The fort is currently a secure installation; therefore, direct access into the site is only available through designated gates. The main gates are located on Oceanport Avenue and Tinton Avenue; however, smaller gates are located along the perimeter of the base. Regional access to the area is provided via the Garden State Parkway, the New Jersey Turnpike, and Interstate 195, immediately west of the fort. In addition, rail service is available in the area, as discussed in the Technical Memorandum: Transportation and Traffic Conditions.



**FIGURE 1: FORT MONMOUTH  
LOCATION AND GEOGRAPHIC CONTEXT MAP**

## **Mission of Fort Monmouth**

The primary mission of Fort Monmouth is to provide command, administrative, and logistical support for Headquarters, United States Army, CECOM. CECOM is a major subordinate command of the United States Army Material Command (AMC) and is the host activity. Fort Monmouth currently serves as the center for the development of the Army's Command and Control, Communications, Computers, Intelligence, Sensors and Reconnaissance (C4ISR) systems, the primary tenants of the base. Much of the Army's research and development of high-tech systems is done at Fort Monmouth by members of Team C4ISR, thus various specialized technical facilities are located throughout the base.

Additional tenant activities that occur on the base include the performance of research, development, procurement, and production of electronic material for use by the United States Armed Forces. Other missions include the provision of administrative training and logistical and related support necessary to transition selected reserve component units into the active force structure in the event of a national emergency.

The facilities at Fort Monmouth serve the families and service members at Fort Monmouth as well as those from Naval Weapons Station Earle in Colts Neck, NJ and the Coast Guard at Sandy Hook, NJ with the commissary, Post Exchange, and Patterson Army Health Clinic.

## Site Description and Uses

Fort Monmouth is separated into two distinct areas, the Main Post (637 acres) and Charles Wood (489 acres). The Main Post is contained within the Boroughs of Oceanport (419 acres) and Eatontown (219 acres), and the Charles Wood Area is contained within the Boroughs of Tinton Falls (254 acres) and Eatontown (235 acres). There are a total of 434 buildings and 667 housing units located on Fort Monmouth. The Main Post currently contains a variety of uses within approximately five million square feet of building space. The major land uses identified on Fort Monmouth are illustrated on Figure 2: Fort Monmouth Existing Land Use and include seven major use groups: Administration/Research Development, Test, and Evaluation (Admin/RDT&E), Commercial, Housing, Medical, Open Space/Natural Areas, Public Works/Supply/Utilities, and Recreation/Community Facilities.

### Charles Wood Area

The Charles Wood area is approximately 489 acres in size and is generally bounded by Pearl Harbor Road to the west, Tinton Avenue to the north, Maxwell Road to the east, and the Conrail railroad tracks to the south. The area is split nearly in half by Hope Road which bisects the post. The Charles Wood area is used primarily for Admin/RDT&E, Housing, and Recreation. Additional uses in the area include Public Works and Open Space.

#### *Administration/Research, Development, Test, and Evaluation*

Administration/Research, Development, Test, and Evaluation (Admin/RDT&E) facilities occupy approximately 110 acres of the portion of the Charles Wood area that falls within Tinton Falls. As a result of their communications mission, the post has high-tech research and development facilities, including labs, specialized testing space, and office space. Notable buildings in this area include the Meyers Center (Building 2700), an approximately 675,000 square foot, irregularly shaped building containing high-tech labs and research space; Building 2525, a recently renovated high tech office building approximately 86,000 square feet in size; and the fire training facilities (Buildings 2627 and 2632).

#### *Housing*

There are three housing areas located within the Charles Wood area: Magill Circle Housing, Hemphill Housing, and Pinebrook Housing. The Magill Circle Housing area contains 42 duplex units and is located in the central portion of the Sun Eagles Golf Course. The Hemphill Housing area includes similar units as the Magill Circle Housing but is located on the western side of Hope Road. A large portion of these units, formerly located along the northern edge of the Charles Wood area, have already been demolished. Although the area is currently vacant, the roadways and street trees still exist and define the former housing area. The Pinebrook Housing area is located south of the golf course and contains attached townhouse style housing units. The Pinebrook Housing area is bisected by Pine Brook Road. The units to the north of Pine Brook Road have been closed up for approximately ten years and are vacant. The units located to the south of Pine Brook Road are currently in use.

*Recreation/Community Facilities*

The Sun Eagles Golf Course occupies nearly 235 acres of the Charles Wood area located within Eatontown. The Sun Eagles Golf Course is one of the nation's premiere military golf courses and a well known landmark of Fort Monmouth. The course is not open to the general public and access is reserved for all Fort Monmouth Active Duty, National Guard, Reserve, and Retired personnel, as well as DoD civilians and contractors working on the installation. The course was designed by A.W. Tillinghast, who is renowned for creating some of the most challenging golf courses in the world. Gibbs Hall, a dining and reception facility, is located inside of the golf course and serves the Fort Monmouth and DoD community.

Additional Recreation/Community Facilities in the Charles Wood area include the child development center and youth center. These facilities are located on the western side of Hope Road, near the Hope Road gate. The youth center also includes an outdoor pool and clubhouse.

*Public Works/Supply/Utilities*

A small portion of the Charles Wood area is dedicated to public works and related uses such as maintenance and storage. Located along the southern border of the Charles Wood area, these facilities include warehouses and storage areas.

Main Post

The Main Post area is approximately 637 acres in size and provides Admin/RDT&E and housing functions as well as many of the community and industrial facilities for the fort. The Main Post is generally bounded by State Highway 35 to the west, Parkers Creek to the north, the New Jersey Transit railroad to the east, and residential neighborhoods to the south. Approximately 87 acres of the easternmost portion of the Main Post are separated from the rest of the Main Post via Oceanport Road.

*Administration/Research, Development, Test, and Evaluation*

Admin/RDT&E facilities account for approximately 25% of the Main Post and are dispersed throughout this portion of the post. The majority of the 1200 Area (including Buildings 1200-1203 and 1207-1210) is currently used for Admin/RDT&E. These facilities are mostly in the form of administrative space and contain specialized areas for technical RDT&E functions. Also nearby the 1200 Area, Buildings 1150 and 1152 contain administrative space. Additional RDT&E areas are dispersed throughout the Main Post, including a group of 200 Area buildings along the northern edges of the central portion of the Main Post, several temporary facilities that follow the edge of wetlands in the southern portion of the site, and Russell Hall (Building 689), currently serving as the headquarters of the post.

*Housing*

The majority of housing at Fort Monmouth is located in the eastern portion of the Main Post, on either side of the Parade Grounds. The housing units consist of a variety of attached, detached, and multi-family units, all of which are located within a historic district or are eligible for historic listing. Additional housing units are provided for the MAPS students in the 1200 Area. These facilities are part of an educational campus including dorm rooms, indoor/outdoor athletic facilities, a dining facility, and an auditorium.

*Commercial*

A cluster of commercial facilities are located in the southern portion of the Main Post. Commercial uses include a fast food establishment, grocery store, and convenience store.

*Medical*

The Patterson Army Health Clinic is located at the southern edge of the Main Post and includes an outpatient hospital and dental clinic. This facility was originally constructed in 1961 and has since been expanded with several additions.

*Open Space/Natural Areas*

Open space and natural areas bisect the Main Post along wetlands and floodplains. These natural constraints are discussed further in the Technical Memorandum: Natural Conditions and Constraints.

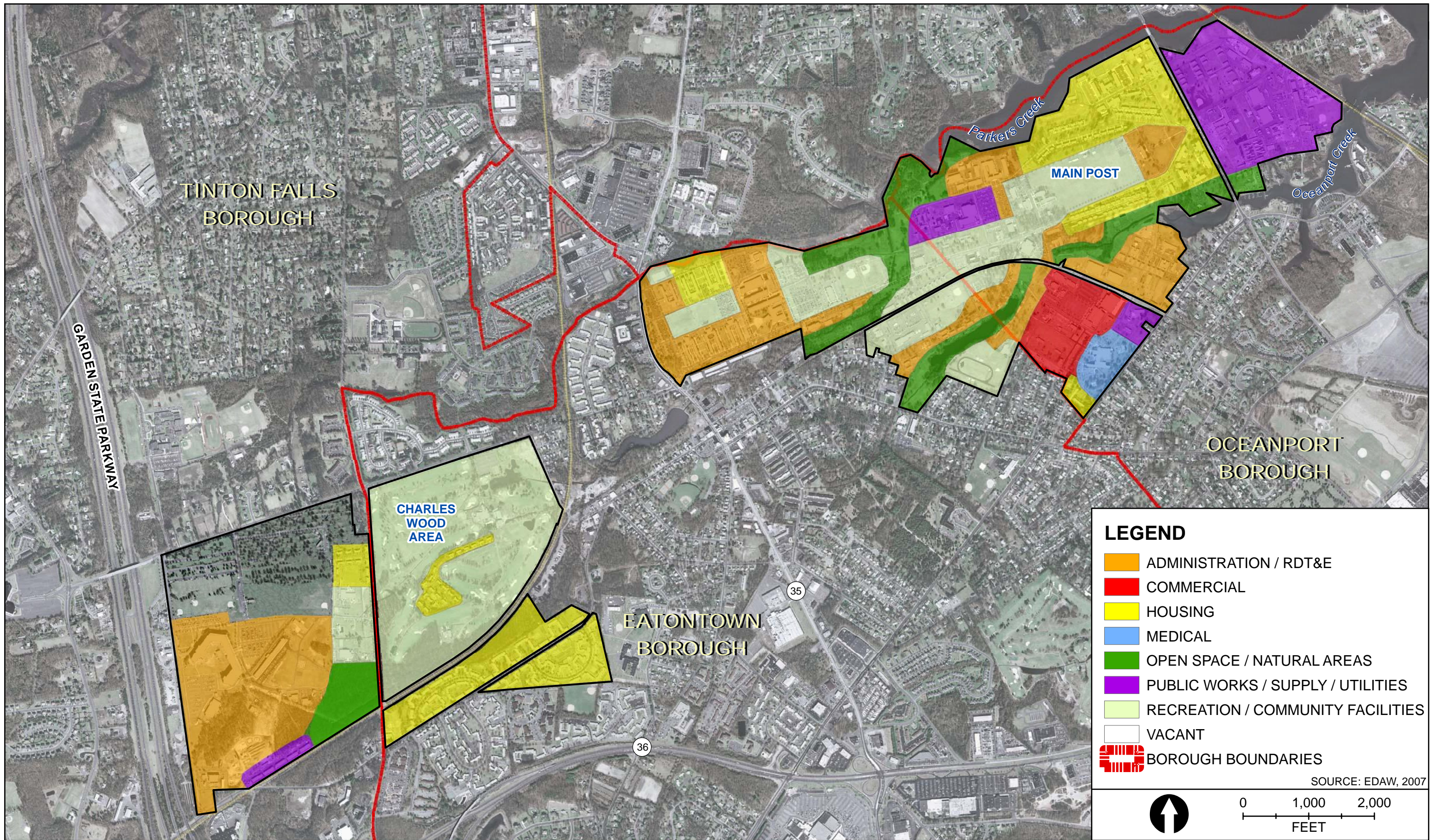
*Public Works/Supply/Utilities*

The majority of the facilities located on the eastern side of Oceanport Road are for public works, supply, and utilities uses. These facilities are all temporary facilities built in 1940s. Additional public works/supply/utilities facilities are located in the central portion of the Main Post.

*Recreation/Community Facilities*

Recreation and community facilities include open areas dedicated to passive and active recreation, recreational facilities, and public service facilities. A variety of recreation and community facilities are located on the Main Post, including a chapel, fitness center, library, bowling alley, museum, police and fire stations, theater, and indoor sports field. Additional recreational space exists in the form of recreational fields and open areas such as the Parade Grounds.





### LEGEND

- ADMINISTRATION / RDT&E
- COMMERCIAL
- HOUSING
- MEDICAL
- OPEN SPACE / NATURAL AREAS
- PUBLIC WORKS / SUPPLY / UTILITIES
- RECREATION / COMMUNITY FACILITIES
- VACANT
- BOROUGH BOUNDARIES

SOURCE: EDAW, 2007



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## Adjacent Communities

The predominant land use of the properties surrounding Fort Monmouth is residential, predominantly in the form of low-density residential. Other major uses in the area include public uses, predominantly in the form of parks and recreation. Supporting commercial development in the form of neighborhood retail and specialty stores, is also located in areas adjacent to Fort Monmouth. A general land use map of the areas in vicinity of Fort Monmouth is provided as Figure 3.

### Local Plans

In anticipation of the closing of Fort Monmouth, and thus the transfer of land to the local municipalities, the three host communities incorporated the land currently encompassed by Fort Monmouth into their local planning efforts. Although Monmouth County did not identify specific planning actions in the County Plans, its planning guidance will be central to the reuse planning effort. Input and guidance from the County has involved stakeholder interviews and communication with the planning staff and will continue throughout the planning process.

#### *Eatontown*

The largest land use in the Borough of Eatontown is residential, mostly in the form of low-density development, accounting for 35.4% of its land area. Public uses account for 25.1% of Eatontown and include federal lands such as Fort Monmouth, open space, and a variety of smaller uses including education and municipal. Land areas containing commercial uses (15.3%) are predominantly located along transportation corridors throughout Eatontown and exist in a variety of forms, including large regional uses such as the Monmouth Mall and smaller neighborhood retail. Industrial uses account for approximately 5.5% of the Borough and are also located near major transportation corridors. The remaining land in the Borough exists in the form of roads and infrastructure (14.7%), vacant land (3.7%) and farm land (0.3%).

Eatontown's 2007 Master Plan includes a Fort Monmouth Reuse Planning Area, currently included in the P-1 public use zone. The following provisions for the reuse of Fort Monmouth are presented in the Master Plan:

- The Howard Commons Area of Fort Monmouth should be redeveloped and reused in accordance with the recommendations of the Howard Commons Reuse Study (2003).
- The Fort Monmouth reuse plan should provide for the relocation of the Borough municipal complex from Broad Street into the Fort Monmouth Life Cycle Management Building.
- The Fort Monmouth reuse plan should provide for reuse of land within the base as park and recreation as recommended by the February 14, 2007 notice of public interest by Monmouth County for the conveyance of surplus property for park and recreation use. The three recreation areas located in Eatontown include the Husky Brook Lake and the football complex, Lefetra Creek, Parkers Creek, and Miss Creek, the baseball/softball fields, the bowling center, and the golf course.
- Tinton Avenue should be extended as a through street across the base from Route 35 eastward to Oceanport.

### *Oceanport*

The Borough of Oceanport has developed a Fort Monmouth Redevelopment Plan, currently in draft form. The planning process included a review of existing resources as well as community charrettes led by the firm of Clark Caton Hintz. Their plan identifies six redevelopment districts and identifies the following components for inclusion in their reuse plan: mixed-use village center, medium density residential, low density residential, and office/government/education campus.

Additional details concerning Oceanport's plan for the reuse of Fort Monmouth will be included in this report and will be considered in this planning effort as soon as the Plan becomes available.

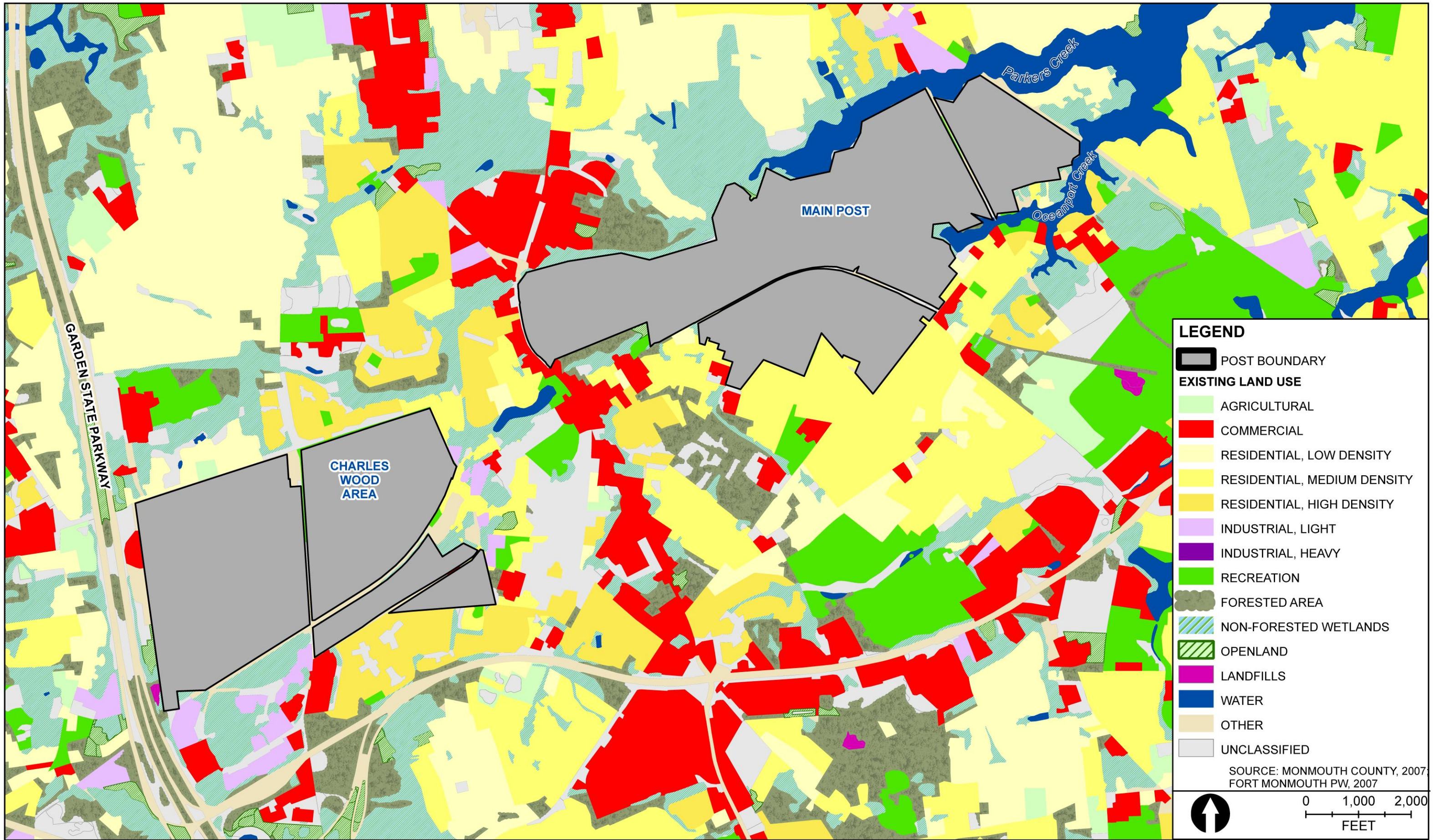
### *Tinton Falls*

The largest land use category within Tinton Falls is public property, accounting for nearly 33% of the total land area within the Borough. The Borough includes several large public land uses, including Naval Weapons Station Earle, Fort Monmouth, and the Monmouth County Reclamation Center Landfill, as well as smaller publicly owned properties such as schools and open space scattered throughout. The second largest land use category, residential, accounts for 25% of property within Tinton Falls, the largest proportion of which is in the form of single-family units.

Commercial uses in the form of retail and office space are scattered throughout Tinton Falls and account for only 7% of the Borough's land area. There is a small concentration of commercial uses in the northeast section of the Borough, and scattered commercial uses throughout the central and southern section of Tinton Falls. Industrial uses, accounting for 1.4% of Tinton Falls, are concentrated in the southwest section of the Borough. Agricultural lands account for approximately 3.5% of the Borough's total area. The few remaining tracts of farmland are dispersed throughout Tinton Falls, with the largest remaining agricultural area in the southwest quadrant of Tinton Falls. The remaining land within Tinton Falls exists in the form of streets/rights of way (17%) and vacant lands (11.1%).

As part of its planning effort, Tinton Falls developed a Concept Plan for the land area currently located within Fort Monmouth, which would be turned over to the Borough after the fort's closure (the reuse area). The Concept Plan includes the creation of a downtown center near its new Borough Hall on Tinton Avenue, including a main street and public square directly to the east of the Borough Hall, and mixed-use development along the main street. A library is also identified in this area. Single-family residential would be located north of the mixed-use area and single-family residential to the north of that. The Concept Plan locates an office/research area in the middle of the reuse area, encircled by open/public space, and a public/industrial use area along the existing rail tracks north of Pine Brook Road. Specific uses called for in the Plan include a library, to be located near the public square, a child development center, to be located at the site of the existing child development center on Fort Monmouth, and a recreation/community center, located at the existing community center on Fort Monmouth. A small area of existing wetlands is to be preserved in the southwest corner of the reuse area.







## **REFERENCES**

### Reports

*Army Installation Design Guide Fort Monmouth, New Jersey.* Versar, January 2006.

*Borough of Eatontown Master Plan.* T&M Associates, July 2007.

*Borough of Tinton Falls, Fort Monmouth Concept Plan.* Heyer Gruel & Associates, April 2007.

*Borough of Tinton Falls Master Plan,* Heyer Gruel & Associates, April 2007.

*Coastal Monmouth Plan, Coastal Monmouth Regional Profile.* Monmouth County Planning Board, Prepared by Maser Consulting PA, February 2007.

*Final Environmental Assessment for BRAC 1995 Realignment Actions Fort Monmouth New Jersey.* US Army Corps of Engineers Mobile District, July 1996

*Fort Monmouth Integrated Natural Resources Management Plan.* Tetra Tech, 1999.

*Fort Monmouth Master Plan Study.* Federal Development LLC and Cannon Design, December 2004.

*Fort Monmouth, NJ Site Assessment Report, Transition from the Army to the Community.* May 2006, Staubach.

*Fort Monmouth Redevelopment, Oceanport, NJ.* Clarke Caton Hintz, April 2007.

*Monmouth County Open Space Plan.* Monmouth County Park System, August 2006.

*Socio-Economic and Land Use Assessment Fort Monmouth Charles Wood, Fort Monmouth New Jersey.* Versar, July 2004.

*US Army Fort Monmouth Real Property List.* Fort Monmouth, June 2006.

### Guidelines and Resources

DEP Division of Fish and Wildlife, <[www.nj.gov/dep/fgw/ensp/landscape/index.htm](http://www.nj.gov/dep/fgw/ensp/landscape/index.htm)>

Fort Monmouth, New Jersey <[www.monmouth.army.mil/C4ISR](http://www.monmouth.army.mil/C4ISR)>

Fort Monmouth Directorate of Public Works

New Jersey Office of Smart Growth, <<http://www.state.nj.us/dca/osg/plan/index.shtml>>

## **REFERENCES**

### Reports

*AAFES Facilities Master Plan: Fort Monmouth, NJ.* Center Point, January 2003

*Fort Monmouth, NJ Site Assessment Report, Transition from the Army to the Community.*  
Sataubach, May 2006.

*US Army Fort Monmouth Real Property List.* Fort Monmouth, June 2006.

### Guidelines and Resources

Fort Monmouth, New Jersey <[www.monmouth.army.mil/C4ISR](http://www.monmouth.army.mil/C4ISR)>

Fort Monmouth Directorate of Public Works